

STAFFORD COUNTY SCHOOL BOARD
Agenda Consideration

TOPIC: Award of Contract: Repair
Elevator - SHS

ITEM NO.: 3E

PREPARED BY: Quintin Sullivan
PM/Clerk of Works
Planning & Construction

MEETING: February 14, 2006
ACTION DATE: February 14, 2006

Scott Horan,
Executive Director
Planning & Construction

Andre' A. Nougaret,
Assistant Superintendent
for Support Services

ACTION REQUESTED BY THE SUPERINTENDENT: That the School Board approve a construction contract in the amount of \$52,154.00 to Centennial Contractors Enterprises, Inc. of 8500 Leesburg Pike, Suite 500 Vienna, Virginia 22182 for the repair and modernization of the elevator at Stafford High School (SHS).

KEY POINTS:

1. The elevator at SHS was originally installed more than thirty (30) years ago at the time the school was constructed. Over the life of the elevator, several equipment failures have evolved that can no longer be repaired through simple service calls and other critical components have exceeded their life expectancy.

2. In June 2005 SCPS Maintenance/Operations Department contacted ThyssenKrupp, an elevator repair and installation firm to provide an assessment on the elevator condition. During the assessment the firm recommended the following work be performed:

- New ADA compliant controls interior and exterior of elevator.
- New Power Unit
- New Jack Unit
- New Doors
- New Car Slide Guides
- Miscellaneous Upgrades
- Install fireproofing to ceiling area in Elevator Machine Room.
- Seal all penetrations in Machine Room
- Install new Grab Bars to the Pit Ladder
- Install new Tile Flooring in Elevator Car
- Cutting and Patching holes where new controls are to be installed

The estimated cost of these repairs was between \$120K - \$150K

3. Staff evaluated several options to execute the repair/modernization project. During the repair assessment, ThyssenKrupp stated they would not bid on the entire project due to the scope of work and the involvement of multiple trades. They felt that most elevator repair firms would be in the same position and only want to focus on certain

aspects of the job. As a result, staff felt this project would be a good candidate for the Fairfax County Job Order Contract and elected to pursue obtaining a cost proposal from Centennial Contractors. Stafford County Public Schools is a member of the regional Council of Government (COG) and obtained permission from Fairfax County contract administrators to use the subject contract. The contract and its "rider clause" was reviewed by Stafford County Purchasing Department and they saw no issues with using the contract. A Job Order contract is a contract for construction services that is competitively bid, includes lists of hundreds – thousands of construction line items/services and includes a pre-negotiated mark-up. The Fairfax County Job Order Contract (Contract # BL04-721720-12A) was awarded to Centennial Contractors Enterprises Inc. on August 2, 2004. The contract uses the well-known Means Construction Cost Estimating Guide as its list of construction line items.

4. In September of 2005 staff contacted Centennial Contractors and requested a cost proposal. Centennial subsequently utilized an independent elevator company to assist in the development of the cost proposal. The following is the scope of the repair/modernization project:

- Remove/replace hydraulic fluid from piston/ cylinder assembly/reserve tank.
- Install new hydraulic valve
- Replace existing muffler
- Replace existing call station controls in hallways and replace with new GAL stainless fixtures at ADA height
- Replace existing car operating panel. The new panel is to have telephone and emergency lights and Braille engraving
- Install new jamb Braille plates
- Install new pit ladder
- Replace cab doors with #4 brushed stainless doors
- Replace hoist way doors with #4 brushed stainless doors
- Replace existing grab rails with new-brushed stainless rails
- Replace existing VCT resilient tile flooring in car
- Patch/repair any holes in elevator machine room
- Paint walls and ceiling in machine room
- Paint all exposed conduits/exposed electrical boxes
- Install fire caulking at all utility penetrations

Centennials Contractor's cost proposal is \$52,154.00. The materials and equipment to be installed are generic to the elevator maintenance field and do not require any specific company to provide service or maintenance of these items.

5. If approved by the School Board a notice to proceed will be issued in February 2006. All work will be completed in the summer 2006. SHS elevator will be non-operational during the time required to affect the repairs (estimated at 2-3 weeks).

SCHOOL BOARD GOAL: #5 – Provide facilities that promote student learning and and community support.

#7 – Provide school environments where teachers are safe to teach and students are safe to learn

FUNDING SOURCE: FY06 Annual Operating

AUTHORIZATION REFERENCE: Stafford County School Board Policy 4-12
Stafford County School Board Policy 4-29